

SHORT-TERM RENTALS (STRs) - SENSE OF COMMUNITY: WHAT WE HEARD FROM YOU

This is a summary of comments received related to Short-Term Rentals (STRs) and sense of community. This list is not comprehensive and is intended to highlight key issues.

Residential neighborhood character should be maintained.

The City should discern between types of neighborhoods and regulate STRs accordingly.

Airbnb sufficiently screens guests.

There needs to be better communication with neighbors. STRs have been disruptive in some neighborhoods.

Responsible STR hosts and operators provide rules to their guests.

We don't know who will show up next door.

STRs provide an opportunity for visitors to integrate with local cultures and communities.

STRs impact existing services (e.g., utilities, trash, transit).

Different regulations should be applied to hosted vs. un-hosted STRs.

The Airbnb community results in relationship building.



SHORT-TERM RENTALS (STRs) - SENSE OF COMMUNITY: WHAT CAN WE DO?

Jurisdictions across the country have taken different approaches to regulate Short-Term Rentals (STRs), based on each community's objectives. Below is a list of STR regulations related to sense of community, with examples of jurisdictions that have implemented them. While this list is not comprehensive, it is a starting point to obtain feedback.

What STR regulations should the City of Long Beach consider to address sense of community issues?

Limit the number of nights un-hosted stays may occur in a STR.

- San Francisco, CA (90 days)
- Sacramento, CA (90 days - longer with an approved Conditional Use Permit).

Require a City license/permit with neighbor notification for un-hosted STRs in single-family neighborhoods.

- San Francisco, CA

Prohibit STRs in certain zones or neighborhoods (e.g., single-family residential zones).

- Newport Beach, CA
- Mammoth Lakes, CA
- San Clemente, CA
- Chicago, IL

Require a City license/permit with neighbor notification for un-hosted STRs in multi-family buildings.

- County of Santa Cruz, CA

Require STRs to be separated by a certain distance.

- Durango, CO
- County of San Luis Obispo, CA

Require a City license/permit with neighbor notification for un-hosted STRs with stays over an extended period (e.g. 90+ days a year).

- Sacramento, CA

Prohibit exterior signage.

- Sacramento, CA
- Santa Monica, CA
- County of San Luis Obispo, CA

Regulations have been grouped into the most appropriate issue topic; please see other issue topics for more STR regulatory examples.



SHORT-TERM RENTALS (STRs) - ENFORCEMENT: WHAT WE HEARD FROM YOU

This is a summary of comments received related to Short-Term Rentals (STRs) and enforcement.
This list is not comprehensive and is intended to highlight key issues.

Code enforcement should be a priority. The City should focus on enforcing existing laws.

STR regulations need to be enforceable.

Transient Occupancy Tax (TOT) should be collected from STRs.

Current enforcement is too complaint-driven.

There needs to be accountability when issues occur at STRs.

The burden of enforcement falls on neighbors' shoulders.

There should be a level playing field between STRs and hotels.

The City should establish a simple STR registration process.

Provide a grace or amnesty period with incentives for STRs to comply with new regulations.

Revenue from STRs should be used to enhance City enforcement.

SHORT-TERM RENTALS (STRs) - ENFORCEMENT:

WHAT CAN WE DO?

Jurisdictions across the country have taken different approaches to regulate Short-Term Rentals (STRs), based on each community’s objectives. Below is a list of STR regulations related to enforcement, with examples of jurisdictions that have implemented them. While this list is not comprehensive, it is a starting point to obtain feedback.

What STR regulations should the City of Long Beach consider to address enforcement issues?

Require STRs to have a local 24-hour contact person (e.g., property owner or manager).

- Newport Beach, CA
- Sacramento, CA
- South Lake Tahoe, CA
- Mammoth Lakes, CA
- San Clemente, CA
- County of Sonoma, CA
- County of San Luis Obispo, CA

Provide a local 24-hour contact person’s information to neighbors.

- Sacramento, CA
- San Clemente, CA

Use City STR revenue (e.g., license/permit fees, transient occupancy tax) to increase enforcement capacity (e.g., staffing, 24-hour hotline, online complaint form).

- San Francisco, CA
- Santa Monica, CA
- Mammoth Lakes, CA

Establish high fines and penalties for STRs that do not comply with City requirements.

- South Lake Tahoe, CA
- Santa Monica, CA
- Newport Beach, CA
- Sacramento, CA

Require STRs to be identified by exterior signage.

- South Lake Tahoe, CA
- County of Santa Cruz, CA
- New Orleans, LA

Require STRs to register with the City (license/permit), which can be revoked if the STR does not comply.

- San Francisco, CA
- Santa Monica, CA
- Newport Beach, CA
- Sacramento, CA

Require the STR registration number to be included in all advertisements/listings for the STR.

- Newport Beach, CA
- Sacramento, CA
- South Lake Tahoe, CA
- Mammoth Lakes, CA
- County of Sonoma, CA

Require City STR requirements, conditions, and provisions to be posted in the STR and provided to guests prior to their stay.

- Newport Beach, CA
- Sacramento, CA
- South Lake Tahoe, CA
- Mammoth Lakes, CA
- San Clemente, CA
- County of Sonoma, CA
- County of Santa Cruz, CA

Prohibit non-compliant STRs or STRs with a large number of complaints from obtaining or renewing a license/permit.

- South Lake Tahoe, CA
- San Francisco, CA
- Sacramento, CA

Establish an online public registry where all valid STRs are listed.

- Santa Monica, CA
- New Orleans, LA

Regulations have been grouped into the most appropriate issue topic; please see other issue topics for more STR regulatory examples.

SHORT-TERM RENTALS (STRs) - HOUSING SUPPLY AND AFFORDABILITY: WHAT WE HEARD FROM YOU

This is a summary of comments received related to Short-Term Rentals (STRs) and housing supply and affordability. This list is not comprehensive and is intended to highlight key issues.

STRs provide income for existing residents that helps them afford their home.

Long-term rents may be increasing because housing units are being taken off the market and turned into STRs.

Supplemental STR income allows owners to maintain and upgrade properties, improving the quality of housing stock.

Property owners prefer to operate STRs over long-term rentals.

STRs will displace long-term renters.

STRs create jobs for housekeepers and building maintenance workers, increasing their incomes.

Incorporating STRs within long-term rental complexes provides additional income which allows some landlords to maintain affordable long-term rentals.

Don't allow entire apartment complexes to turn into STRs.

STRs will decrease property values.

STR income offers flexibility and opportunities for owners (e.g., stay-at-home parent).

SHORT-TERM RENTALS (STRs) - HOUSING SUPPLY AND AFFORDABILITY: WHAT CAN WE DO?

Jurisdictions across the country have taken different approaches to regulate Short-Term Rentals (STRs), based on each community's objectives. Below is a list of STR regulations related to housing supply and affordability, with examples of jurisdictions that have implemented them. While this list is not comprehensive, it is a starting point to obtain feedback.

What STR regulations should the City of Long Beach consider to address housing supply and affordability issues?

Allow STRs only within the primary home of a Long Beach resident(s).

- San Francisco, CA

Allow STRs only if they are hosted - the STR operator must be present/ on-premise during guest stays.

- Santa Monica, CA

Prohibit Accessory Dwelling Units (ADUs) from being used as STRs.

- County of Santa Cruz, CA
- San Francisco, CA
- Santa Monica, CA

Limit the total number of un-hosted STRs allowed in specific zones.

- South Lake Tahoe, CA
- Austin, TX
- Durango, CO

Prohibit income-restricted units from being used as STRs.

- San Francisco, CA

Prohibit student housing and dormitories from being used as STRs.

- San Francisco, CA

Limit the total number of STRs allowed in apartment buildings.

- Austin, TX

Allow only two STRs per resident, one of which must be a primary residence.

- Seattle, WA

Prohibit all STRs.

- Anaheim, CA

Regulations have been grouped into the most appropriate issue topic; please see other issue topics for more STR regulatory examples.

SHORT-TERM RENTALS (STRs) - PARKING: WHAT WE HEARD FROM YOU

This is a summary of comments received related to Short-Term Rentals (STRs) and parking. This list is not comprehensive and is intended to highlight key issues.

Parking is already limited in many areas being affected by STRs.

There should be a limit on the number of vehicles a STR can accommodate.

On-street parking permits are intended to preserve neighborhood parking for residents.

STRs should fit into the community, not disrupt them by over-crowding parking areas.

Some STR hosts clearly communicate to guests the number/location of parking spaces available.

Garage conversions to STRs or other uses exacerbate parking problems.

Most STR guests use hired transportation and do not require parking spaces.

STRs create traffic issues.

SHORT-TERM RENTALS (STRs) - PARKING: WHAT CAN WE DO?

Jurisdictions across the country have taken different approaches to regulate Short-Term Rentals (STRs), based on each community's objectives. Below is a list of STR regulations related to parking, with examples of jurisdictions that have implemented them. While this list is not comprehensive, it is a starting point to obtain feedback.

What STR regulations should the City of Long Beach consider to address parking issues?

Limit occupancy in STRs based on available parking (e.g., 4 people per parking space).

- South Lake Tahoe, CA
- San Clemente, CA

Establish parking standards for STRs (e.g., 1 space per two guestrooms).

- County of Sonoma, CA
- County of Santa Cruz, CA
- County of San Luis Obispo, CA

Require STR operators to provide parking requirements and instructions to guests prior to their stay.

- Newport Beach, CA

Prohibit commercial events (e.g., weddings, receptions, and large parties) in STRs.*

- South Lake Tahoe, CA
- San Clemente, CA
- Sacramento, CA
- New Orleans, LA

*Regulations have been grouped into the most appropriate issue topic; please see other issue topics for more STR regulatory examples.
* Example regulation also listed under Noise and Parties.*

SHORT-TERM RENTALS (STRs) - NOISE AND PARTIES: WHAT WE HEARD FROM YOU

This is a summary of comments received related to Short-Term Rentals (STRs) and noise and parties.
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Late night parties at STRs are a problem.

STRs do not abide by the City's noise regulations.

Some STRs advertise specifically as accommodating large groups and parties which can create too much noise.

Consider occupancy limits for STRs.

Long-term renters are more likely than STR guests to cause neighborhood impacts from parties and noise.

Party houses negatively impact property values.

The City already has an excellent noise ordinance.

Establish a 10 p.m. cut-off time for noise.

STR hosts kick out guests if there are any complaints from neighbors.

STR guests are disrespectful (music, noise).

SHORT-TERM RENTALS (STRs) - NOISE AND PARTIES: WHAT CAN WE DO?

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What STR regulations should the City of Long Beach consider to address issues related to noise and parties?

Require STR owners and operators to agree to comply with City noise ordinances.

- Newport Beach, CA
- San Clemente, CA
- Santa Monica, CA

Prohibit commercial events (e.g., weddings, receptions, and large parties) in STRs.*

- South Lake Tahoe, CA
- San Clemente, CA
- Sacramento, CA
- New Orleans, LA

Establish quiet hours for STRs in the City's noise ordinance (e.g., 10 p.m. to 7 a.m.).

- South Lake Tahoe, CA
- County of Sonoma, CA

Prohibit the use of outdoor pools, spas, and hot tubs during certain hours (e.g., 10 p.m. to 7 a.m.).

- South Lake Tahoe, CA

Limit occupancy in STRs (e.g., 2 people per bedroom).

- South Lake Tahoe, CA
- Mammoth Lakes, CA
- County of Sonoma, CA
- County of San Luis Obispo, CA
- New Orleans, LA

*Regulations have been grouped into the most appropriate issue topic; please see other issue topics for more STR regulatory examples.
* Example regulation also listed under Parking.*

SHORT-TERM RENTALS (STRs) - SAFETY AND LIABILITY: WHAT WE HEARD FROM YOU

This is a summary of comments received related to Short-Term Rentals (STRs) and safety and liability.
This list is not comprehensive and is intended to highlight key issues.

STRs can draw crime to a neighborhood.

Neighbors are concerned about potential thefts and security.

The City should include an inspection requirement for smoke and carbon monoxide detectors.

How can safety for STR guests be guaranteed when they are unfamiliar with the unit?

STRs can harbor illicit activity.

STRs can make neighborhoods cleaner and safer.

There are liability issues with STRs, including those along the City's waterfront areas.

Airbnb culture fosters relationship building with guests, which keeps neighborhoods safe.

Neighbors must become absentee landlords for STRs.

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What STR regulations should the City of Long Beach consider to address safety and liability issues?

Require safety information (e.g., fire extinguishers, escape routes) to be posted in all STRs.

- San Francisco, CA
- Mammoth Lakes, CA

Require a City inspection before a STR can begin operation (e.g., fire alarms, carbon monoxide detectors, egress routes, etc.).

- South Lake Tahoe, CA
- Mammoth Lakes, CA

Require a minimum level of property liability insurance.

- San Francisco, CA
- San Clemente, CA

Regulations have been grouped into the most appropriate issue topic; please see other issue topics for more STR regulatory examples.

SHORT-TERM RENTALS (STRs)

CASE STUDIES SUMMARY

This table describes STR policies of four California cities: San Francisco, Santa Monica, Newport Beach, and Sacramento. Each case study city approaches STR regulation differently based on unique circumstances and objectives, and are continuing to explore methods to improve STR-related procedures and enforcement. Various approaches have been implemented throughout California and nationally. As such, options for a Long Beach STR ordinance are not limited to these.

Regulation	San Francisco, CA	Santa Monica, CA	Newport Beach, CA	Sacramento, CA
Overview	Only verified permanent residents may rent their primary home as an STR. Prohibited in affordable housing units ¹ , accessory dwelling units (ADUs), and boats/watercraft. Hosting platforms remove invalid listings.	Only hosted STRs ("home sharing") are allowed. A new ADU is considered as a separate home. Online hosting platforms are prohibited from completing bookings for hosts that are not registered ² .	Not allowed in single-family residential zones or single-family homes in planned developments or specific plan areas. STRs in single-family homes as of June 1, 2004 are grandfathered.	Primary residents may rent their home as a STR. Dwellings that are not primary residences may be rented for 90 days/year. Dwellings that are not primary residences and are rented for more than 90 days/year require a Conditional Use Permit. ³
Hosted Limit	No limit	No limit	No limit	No limit
Un-hosted Limit	90 days	Not allowed	No limit	Primary residence - 181 days ⁴ Not primary residence - 90 days unless CUP issued
Host Requirements	Lived in the unit for ≥60 days and must reside in the unit for ≥275 nights/year. Property liability insurance of ≥\$500,000.	Must advertise STR as a shared space. Actively prevent nuisance activities.	Local 24-hr. contact. Limit occupants per Building Code. Provide guests with City rules and regulations. Best efforts to prevent nuisance activities.	Local 24-hr. contact. Rent to no more than 6 people at one time. Provide guests parking and noise regulations.
Geographic Limitations	Prohibited in The Presidio, Fort Mason, Treasure Island	N/A	Prohibited in single-family residential zones	N/A
STR Permit	STR Residential Rental Registration Application	Business License: Home-Sharing Application	Short-Term Lodging Permit/TOT Registration	Short-Term Rental Permit or Conditional Use Permit
Permit Fee	\$250 every two years (non-refundable)	No fee	\$93	\$125 ⁵ \$90 renewal (annual)
TOT (Transient Occupancy Tax)	14% effective rate	14% effective rate	10% effective rate	12% effective rate
Business License Fee/Tax ⁶	Based on anticipated gross receipts (\$75 if ≤ \$100,000)	Based on anticipated gross receipts (\$75 if ≤ \$60,000) ⁷	\$162 for residentially based businesses	\$50 (hotel rate) ⁸
Miscellaneous	Must post map of fire extinguishers and escape routes.	Exterior signage prohibited. Must provide listing URL on business license application.	Post permit conditions in unit. Must include business license number in listing.	Exterior signage prohibited. Post permit in each rental room. Must include STR permit number in listing.

¹ Affordable housing consists of single-room occupancies (SROs), student housing, dormitories, income-restricted units, public housing units.

² Hosting platform requirements are not currently being enforced due to a pending lawsuit.

³ These operations are considered as "bed and breakfast inns" (Municipal Code Sections 17.108.030, 17.228.104).

⁴ Difference between 365 days and the primary resident requirement of 184 days per year.

⁵ Conditional Use Permit (CUP) application fees are \$5,000 to \$6,000.

⁶ Fees identified exclude State fees.

⁷ A person who makes \$40,000 or less annually in gross receipts may apply for a Small Business Exemption.

⁸ A hotel type business rate is \$50 plus \$0.75 per unit over four.